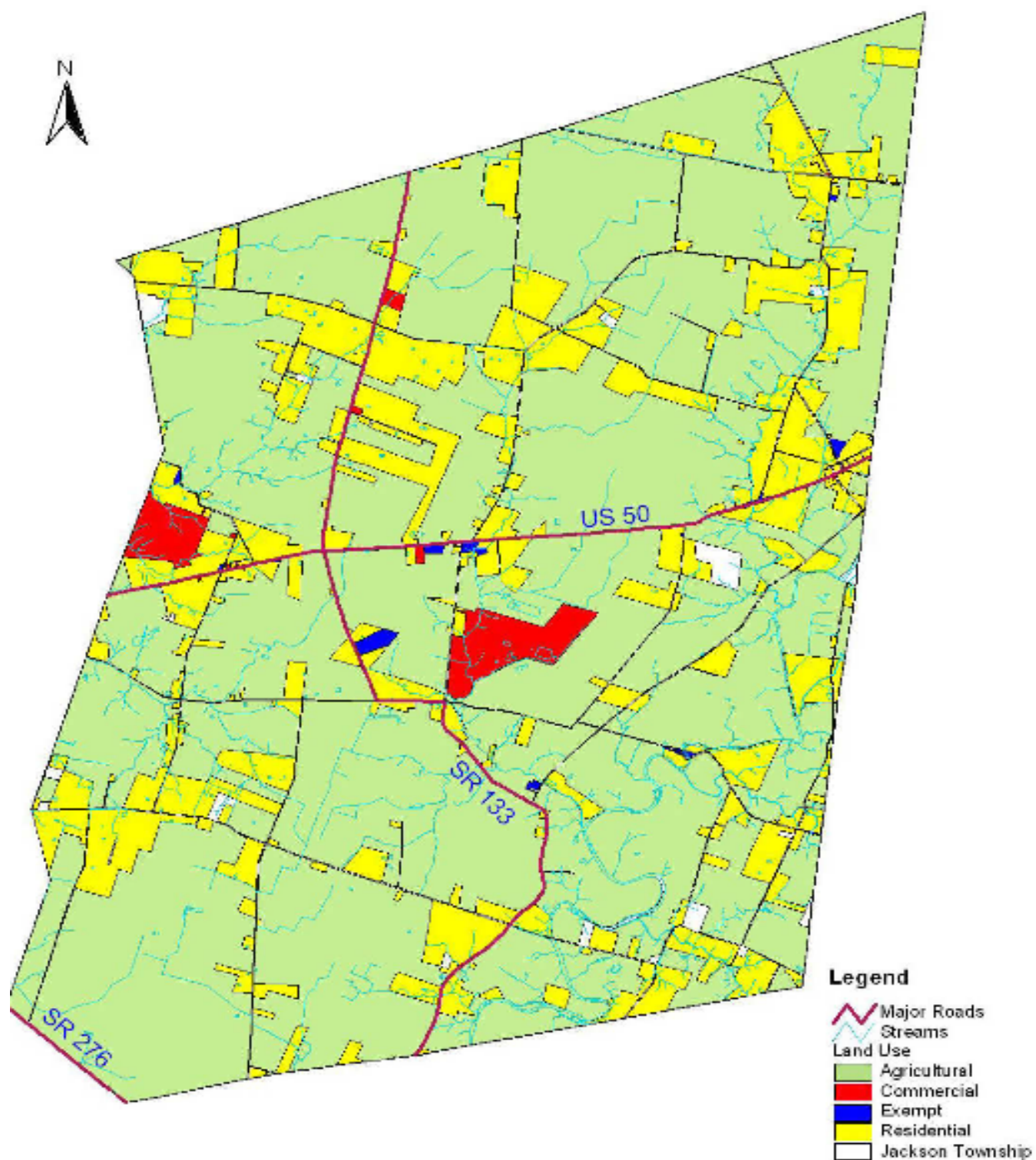
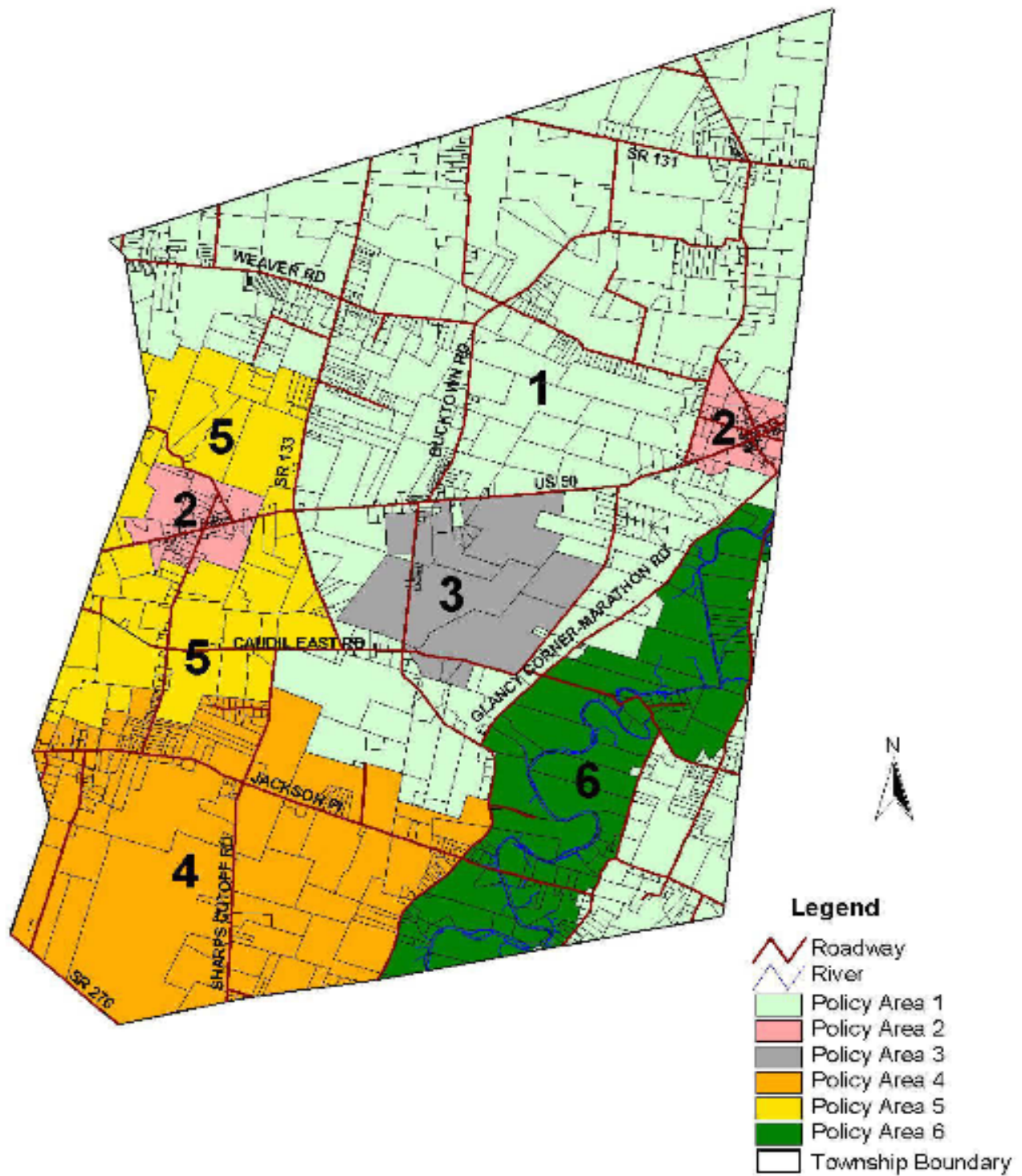


**Map 4: Jackson Township Existing Land Use**



## Map 11. Policy Area Plan





# Miami Township | Existing & Future Land Use |

## Existing Land Use

Land use categories do not indicate either existing zoning or any planned future land use. Current zoning for any given property may be entirely different from the existing land use; zoning only comes into effect when a property changes its land use through redevelopment or adaptive reuse. Similarly, land uses that may be planned for the future do not necessarily reflect the existing land use.

Existing land use classifications are based on site surveys, aerial photography and rezoning records. Table 1 shows the distribution of existing land uses within Miami Township. The largest existing land use category in the Township (approximately 49% of the total land) is Single Family Residential. Vacant Land and Agriculture are the second and third largest land uses respectively (16.8% and 10.6%).

## Future Land Use

Miami Township has a relatively small amount of remaining undeveloped land; the majority of the Township's land is already occupied by some kind of development.

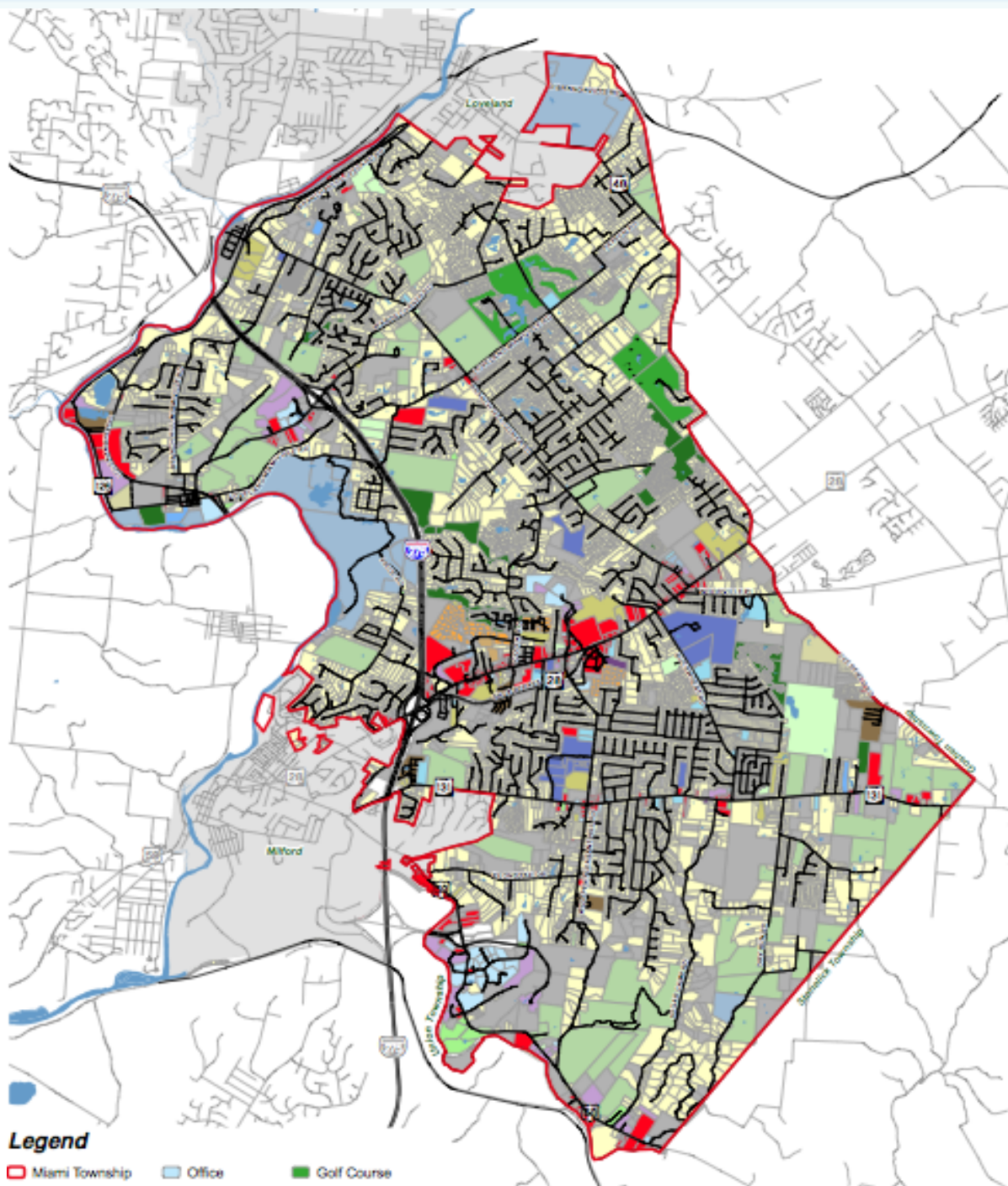


Conventional models of land use planning usually focus on changes to future land use, assuming that most of the land uses that exist at present will have the potential to change over the time frame of the plan. However, the majority of Miami Township's land is not only developed, but it has been developed recently enough, and at a high enough quality level, that it is unlikely to change over the Plan's 20-year period.

As a result, a comprehensive plan for Miami Township must not only anticipate new development, but it must account for the character of existing development and support the continued quality of life available in existing developments.

**Table 1**

Existing Land Use Distribution	
Land Use Category	Percentage
Vacant	16.8%
Agriculture	10.6%
Industrial	1.4%
Multi-Family Apts	1.3%
Nursing Homes	0.1%
Mobile Home Park	0.8%
Retail/Commercial	3.0%
Office	1.2%
Golf course	1.6%
Lodges	0.1%
Public Utility	0.1%
Single Family	49.1%
Condominium	0.6%
Open Space	1.5%
Transportation/Roads	2.2%
County Owned Land	0.5%
Township Land	1.3%
Schools	1.5%
Non-Profit	4.4%
Churches	0.7%
Cemetery	0.3%
None	1.0%



### Legend

<span style="border: 2px solid red; padding: 2px;"> </span> Miami Township	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;"> </span> Office	<span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> Golf Course
<span style="background-color: lightgrey; border: 1px solid black; padding: 2px;"> </span> Other Jurisdictions	<span style="background-color: blue; border: 1px solid black; padding: 2px;"> </span> Schools	<span style="background-color: darkgreen; border: 1px solid black; padding: 2px;"> </span> Parks & Open Space
<b>Existing Land Use</b>	<span style="background-color: brown; border: 1px solid black; padding: 2px;"> </span> Hotel	<span style="background-color: white; border: 1px solid black; padding: 2px;"> </span> Transportation/Roads
<span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> Single Family	<span style="background-color: tan; border: 1px solid black; padding: 2px;"> </span> Nursing Homes	<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;"> </span> Township Land
<span style="background-color: olive; border: 1px solid black; padding: 2px;"> </span> Multi-Family Apts	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;"> </span> Lodges	<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;"> </span> County Owned Land
<span style="background-color: orange; border: 1px solid black; padding: 2px;"> </span> Condominium	<span style="background-color: purple; border: 1px solid black; padding: 2px;"> </span> Public Utility	<span style="background-color: tan; border: 1px solid black; padding: 2px;"> </span> Cemetery
<span style="background-color: brown; border: 1px solid black; padding: 2px;"> </span> Mobile Home Park	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;"> </span> Non-Profit	<span style="background-color: grey; border: 1px solid black; padding: 2px;"> </span> Vacant
<span style="background-color: purple; border: 1px solid black; padding: 2px;"> </span> Industrial	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;"> </span> Churches	
<span style="background-color: red; border: 1px solid black; padding: 2px;"> </span> Retail / Commercial	<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;"> </span> Agriculture	

Source: Clermont County / Miami Township

**Figure 2**  
**Existing Land Use**

October 14, 2005

0 0.5 1 Miles



**Edwards  
and Kelcey**

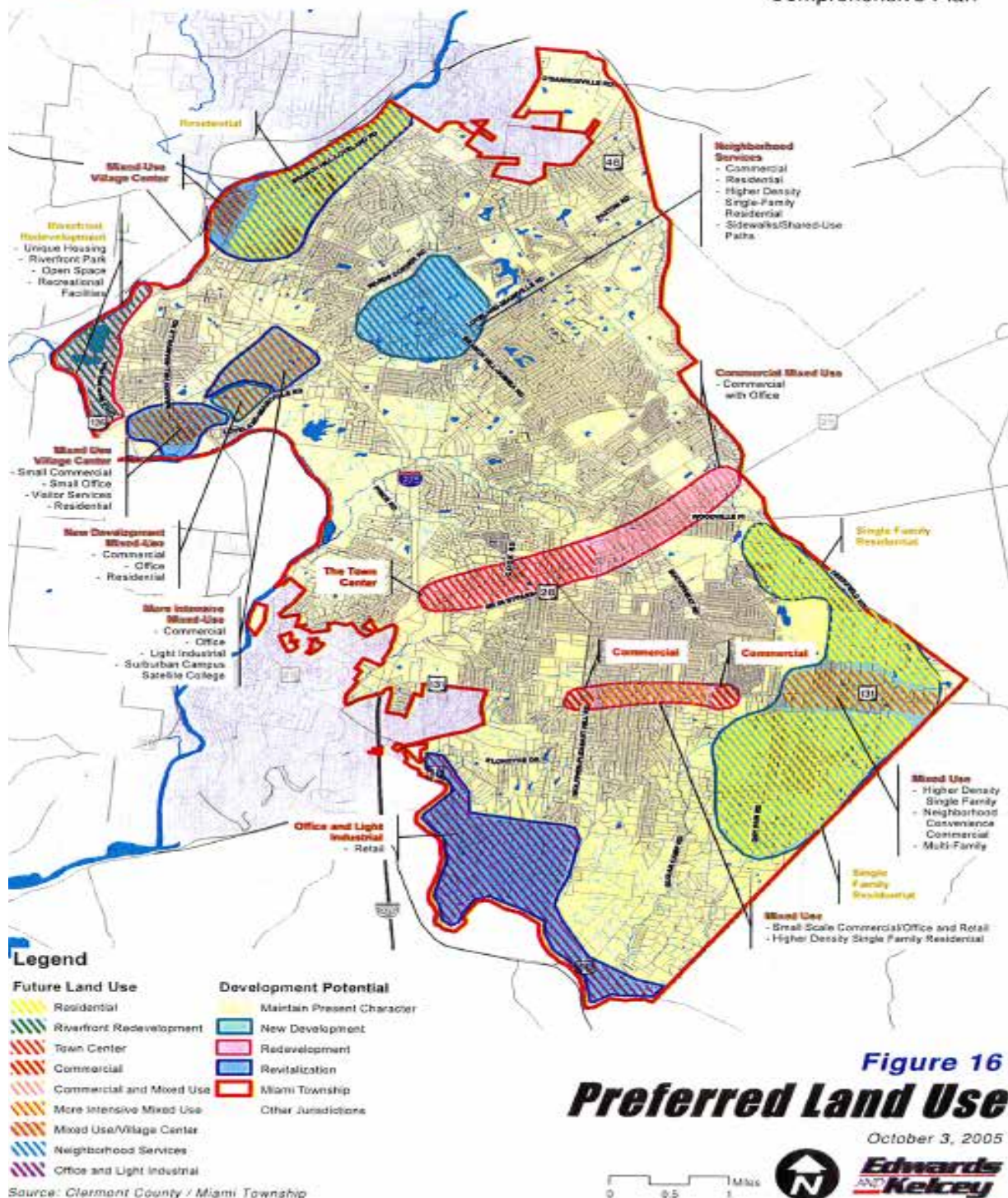




# Imagine Miami

## VISION 2025

Miami Township, Clermont County, Ohio  
Comprehensive Plan



# Monroe Township | Existing & Future Land Use |

## Existing Land Use

The purpose of Monroe Township's Zoning Resolution is to establish zoning districts in order to:

- Realize the general purpose set forth in Article 1 of the Zoning Regulation
- To classify, regulate and restrict the location of industries, residences, recreation, trades and other land uses and the location of building designated for specified uses
- To regulate and limit the percentages of lot areas which may be occupied
- Set back building lines, sizes of yards, and other open spaces within and surrounding such buildings
- To regulate the density of population within Monroe Township.

## Future Land Use

The growth management and land use plan takes into account floodplain management as there is no existing floodplain management ordinance for the township. The Clermont County Subdivision Regulations apply to Monroe Township and they

contain provisions relative to floodplain management. The township also abides by the Water Management and Sediment Control Regulations of Clermont County. The purpose of these regulations is to provide for control and management of storm water drainage, storm water detention or retention, and soil erosion and sedimentation.

A Sensitive Development Area can be defined as any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable for urban use.

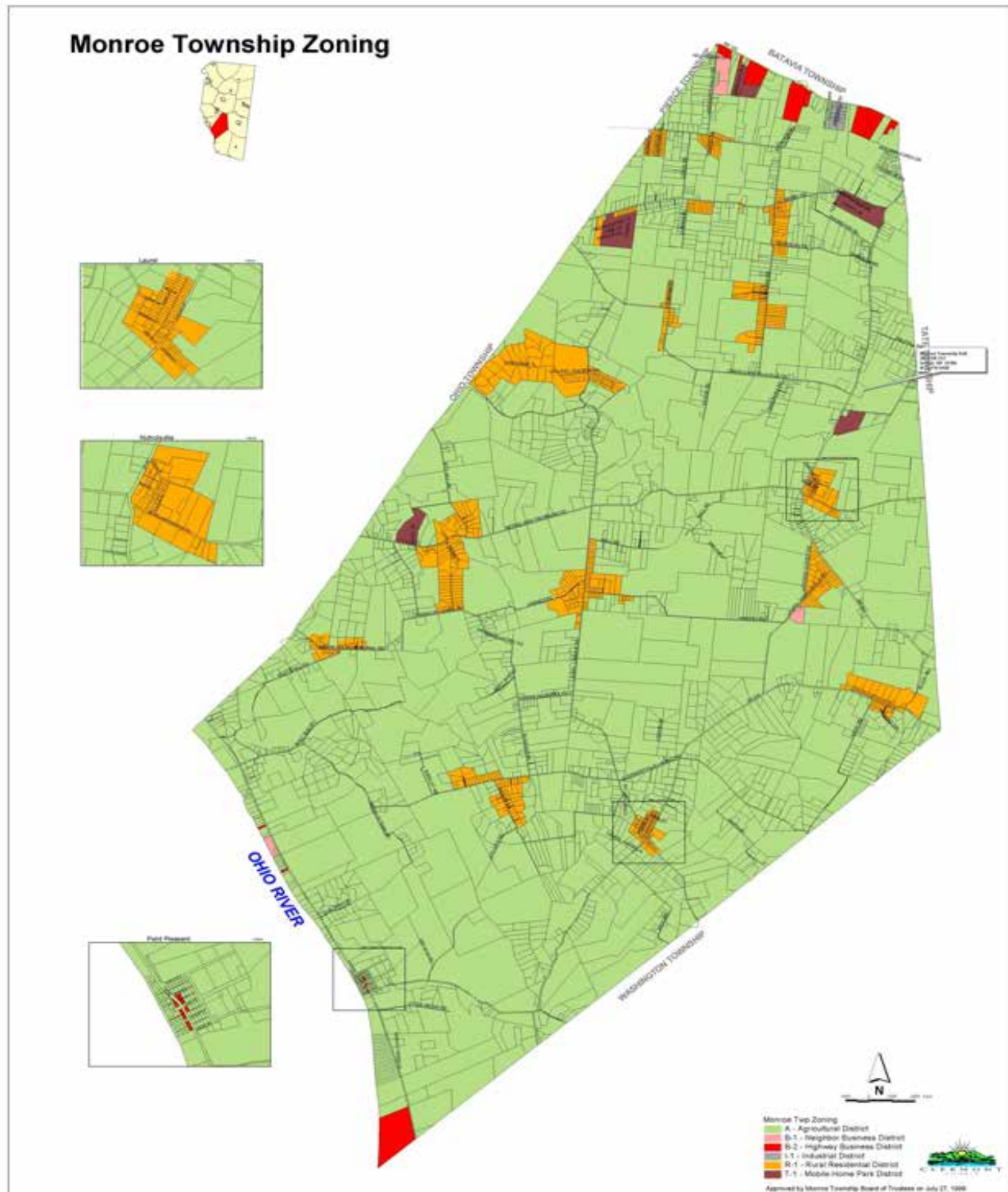
Sensitive Development Areas can also be considered those lands that pose special hazards to development of the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

Screening areas shall be provided for the purpose of minimizing the friction between incompatible land uses and improving the aesthetic and functional quality of new development.



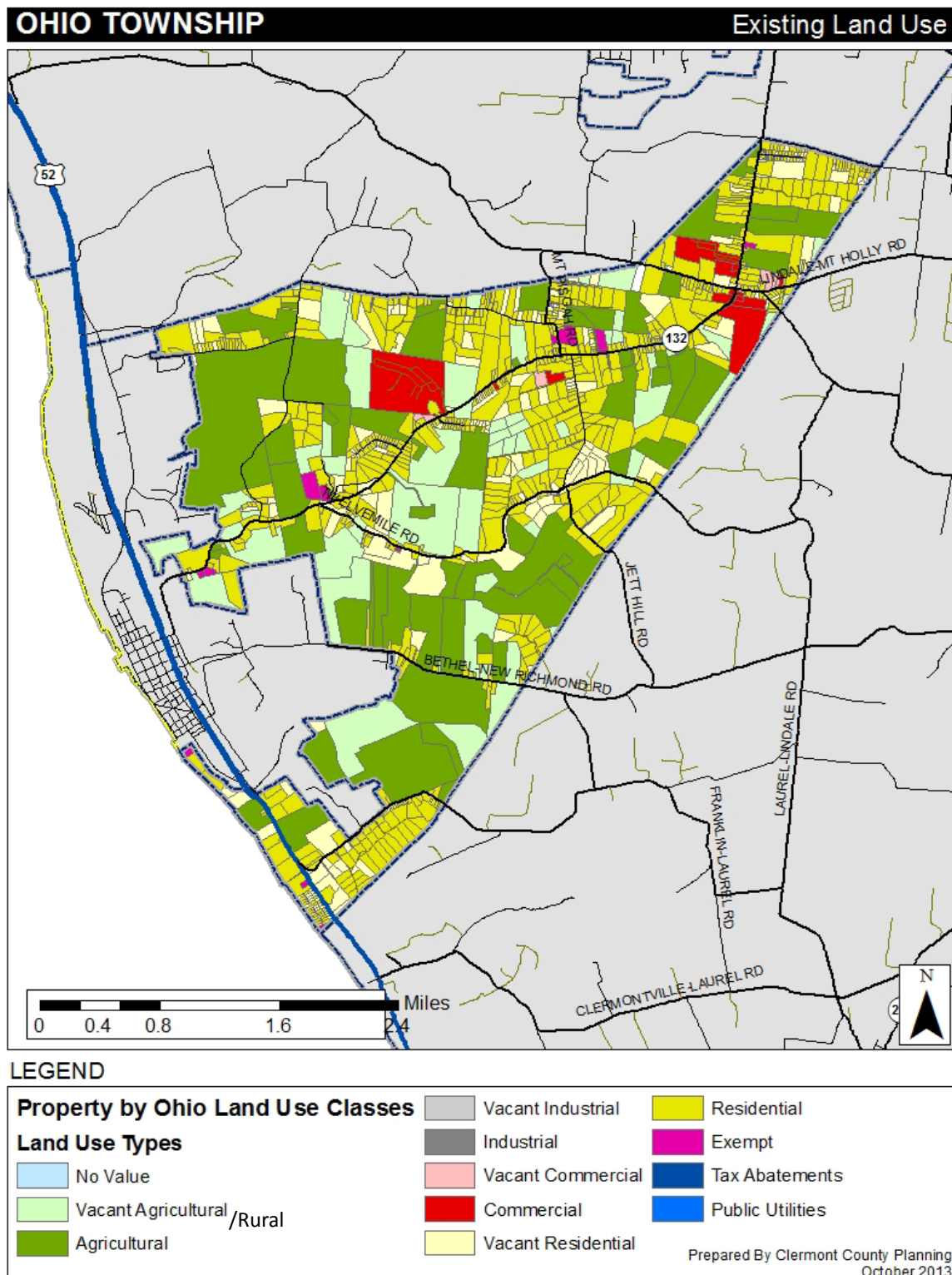


## Monroe Township Zoning



# Ohio Township | Land Use|

Ohio Township is primarily made up of residential and agricultural uses. However, existing open space, commercial and small-scale retail land uses indicate potential for a more mixed-use and vibrant Township.





# Pierce Township | Existing & Future Land Use |

## Existing Land Use

Pierce Township, like many suburban communities, grew in a somewhat predictable manner. During the 1960s, people and families were more mobile, with most households having access to at least one car. With the completion of the interstate system, there was easy access to the core employment centers while residing outside of the City of Cincinnati.

The Existing Land Use Map illustrates the results of this trend, with the highest concentration of residential housing located just south of State Route 125. As residential development increased in the township, commercial uses followed and formed naturally along the SR 125 corridor. Figure 1 illustrates the general breakdown of existing land uses in Pierce Township.

Pierce Township has evolved from a rural farming community into a primarily residential community with a significant commercial corridor along State Route 125. Within the township there is a wide range of terrain, from the steep hillsides of the Ohio River Valley and its tributaries, to the rolling hills and flat plains along the northern edge of the community.

## Future Land Use

The Future Land Use Plan Map is intended to be general in nature, with land use boundaries that are not specific to roads or lot lines.

The purpose behind this approach is that only the zoning map as part of the Township Zoning Resolution serves as a specific outline of how land may be used. As the township evaluates changes in the zoning map, they should evaluate the appropriate land use based on the Future Land Use Plan Map.

If the property is situated within or between two land uses, the township should consider the most appropriate of the two land uses based on infrastructure, the natural resources of the site, and the characteristics of surrounding developments.

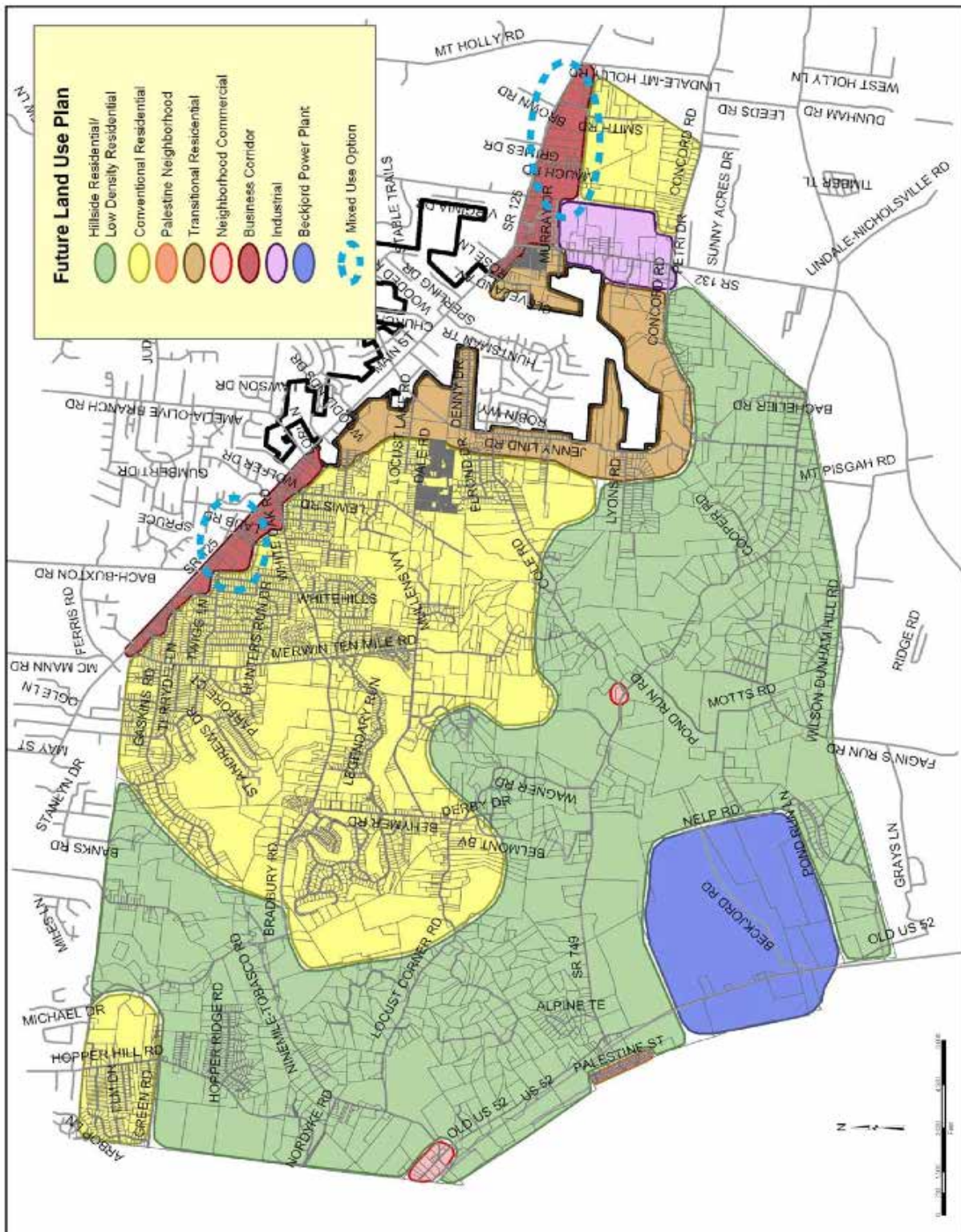
The Township will allow for the reasonable development of land while providing increased incentives for the preservation of the natural resources, such as prime farmland, forests and steep slopes.

Pierce Township aims to provide for the possibility of mixed use developments along the SR 125 corridor that incorporate retail, office and high-density housing. (The housing will help support and justify the development of commercial and office uses and those same nonresidential uses will help expand the overall tax base of the community.)









# Stonelick Township | Existing & Future Land Use |

## Existing Land Use

Present conditions in Stonelick Township provide a basis to assess current and future needs, development trends, and constraints to particular courses of action. The existing conditions also provide a reference point for discussion of the future and identification of goals and objectives for the township.

The existing land use map (Figure 1) provides a snapshot of Stonelick Township, showing how each parcel of land is currently being used. The map illustrates past development patterns in the Township.

The map was developed using Geographic Information System and aerial photography information from Clermont County. Each use was identified and field verified to create an accurate portrait of how land in the township is used. This understanding of the current land composition provides a basis on which to build future development policies.

## Future Land Use

Figure 6 illustrates the eight recommended Policy Areas for Stonelick Township.

1. Vicinity of the Village of Owensville.
2. The vicinity of the Village of Owensville and surrounds Policy Area 1.
3. West of the Village of Owensville along U.S. 50.
4. East of the Village of Owensville.
5. Split into four sections (central and northern areas of the township).
6. Comprised of the State Route 131 corridor extending east/west across the northern portion of the township.
7. Stonelick Creek Valley
8. Seven locations within the township that are indicated as commercial, highway services, and neighborhood business districts.

The consistent application of these policies over time will result in a cohesive and effective land use plan for the township. The Zoning Commission should monitor land use changes and prepare an annual update and review of the Zoning Map and Land Use Map. Any deviation from policy, or indicated changes in the policy, will become evident.

The township should consider implementing a land use conservation and preservation concept called “transfer of development rights.” This approach encourages development in those areas that can most efficiently be provided with public services while at the same time providing strict controls to development and a means of compensation for landowners in areas where development is viewed as less desirable.

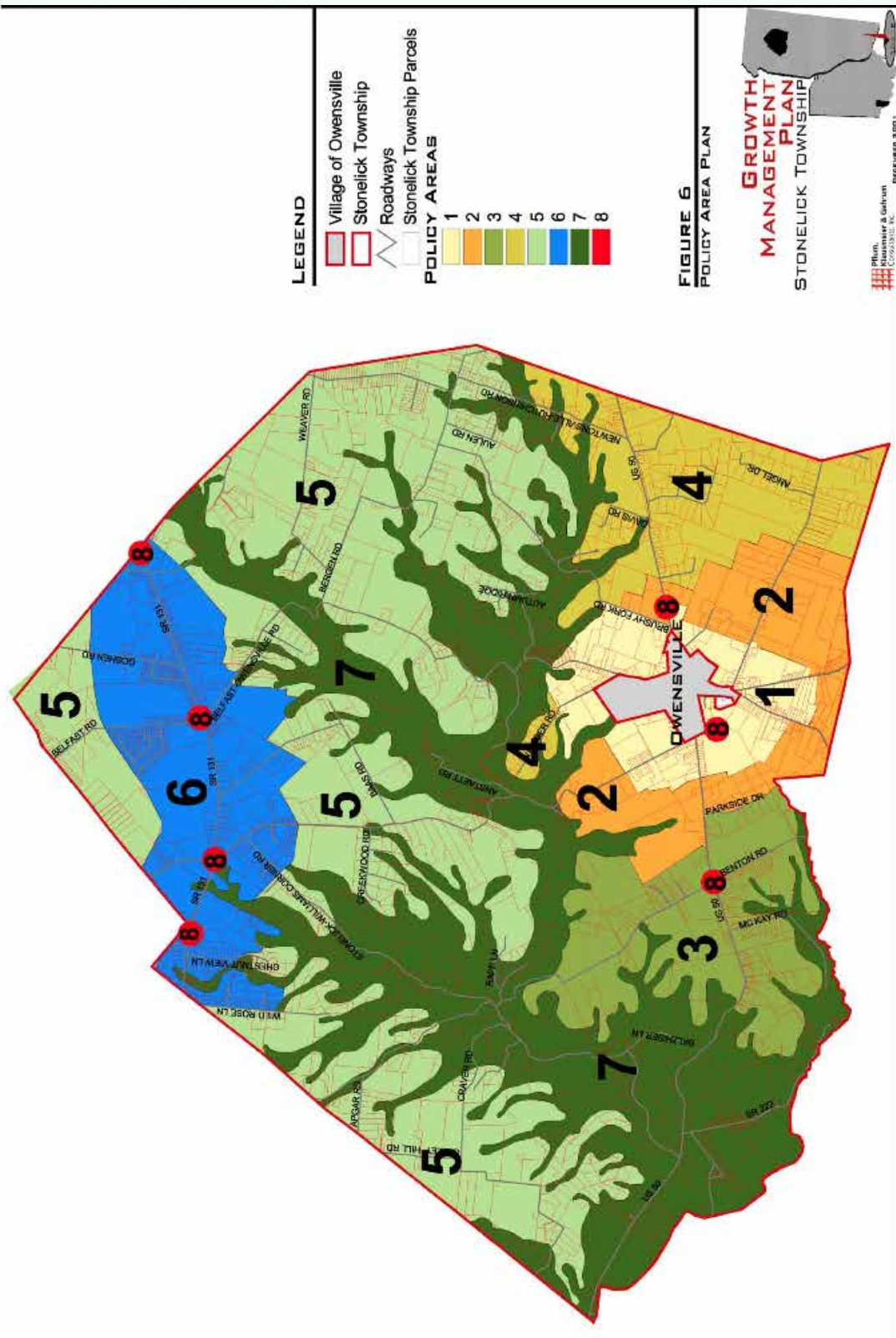
While the Policy Area Plan defines in general terms those parts of the township that should be sending and receiving areas, it must be understood that the actual installation of such a system will require more detailed study before implementation.

The Plan can be successfully implemented and administered through more traditional methods of land use control.











# Tate Township | Existing & Future Land Use |

Tate Township is made up of zoning districts that are used to make decisions about future land uses throughout the township.

## Existing Land Use

In order to classify, regulate and restrict the location of industries, residences, recreation, trades and other land uses and the location of buildings designated for specified uses; to regulate, limit and restrict the height and size of buildings, number of stories and other structures hereafter erected or altered; to regulate and limit the percentages of lot areas which may be occupied, building setback lines, sizes of yards and other open spaces within and surrounding such buildings, the density of population.

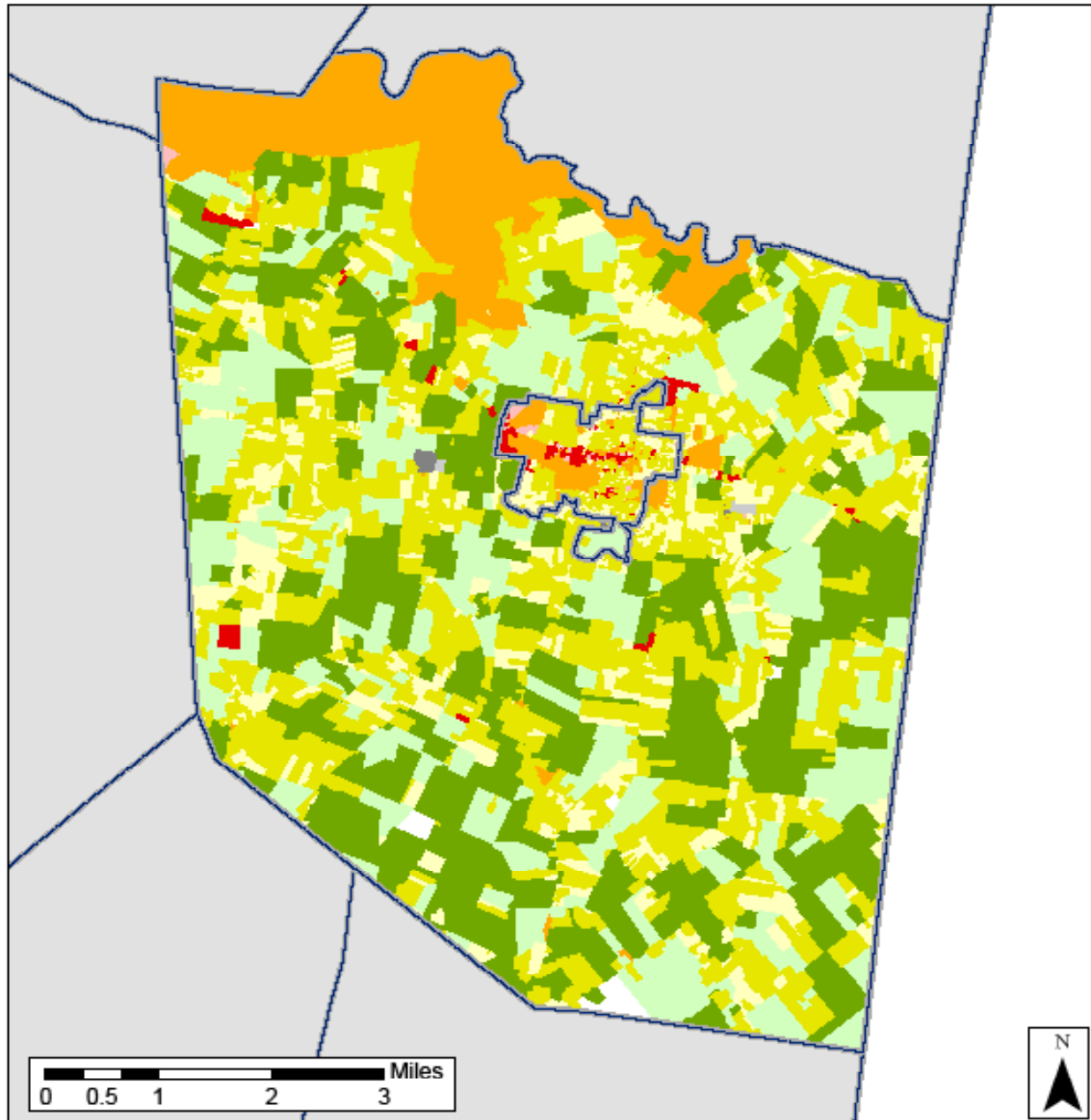
## Future Land Use

The purpose of Tate Township's Comprehensive Plan is to promote public health, safety, morals, comfort and general welfare; to provide for an orderly and systematic development of Tate Township; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with the Zoning Resolution.

Tate Township's Zoning Districts:

1. Agricultural "A" District
2. Residential "R-1" District
3. Residential "R-2" District
4. Residential "R-3" District
5. Commercial "C-1" District
6. Commercial "C-2" District
7. Commercial "C-3" District
8. Recreational Services "RS" District
9. Industrial "I-1" District
10. Industrial "I-2" District
11. Mobile Home Park and Subdivision District
12. PUD District





**LEGEND**

**Property by Ohio Land Use Classes**

**Land Use Types**

- Vacant Agricultural
- Agricultural /Rural

- Vacant Industrial
- Industrial
- Vacant Commercial
- Commercial
- Vacant Residential
- Residential
- Exempt

Prepared By Clermont County Planning  
October 2013



# Union Township | Existing & Future Land Use |

The previously adopted Union Township Comprehensive Land Use Plan 20/20 documented sought to maximize quality of life while preserving the dignity of the community. The Horizon 2030: Union Township Comprehensive Land Use Plan, adopted in November of 2013, seeks to build upon that message by acknowledging that Effective and comprehensive land use planning efforts recognize the importance of supporting inclusive, creative, and innovative development principles, as to maximize the long term sustainability, quality of life, and economic vitality within the Township. It is these core principles that will guide growth in Union Township for the next several years.

Just as the previous plan sought to orient development towards major corridors, so too does the current plan, as the Horizon 2030 plan continues this tradition of corridor-wide planning. The Board of Trustees opted to continue this corridor oriented approach to facilitating development for numerous reasons, including the recognition and assessment of unique corridor characteristics, challenges, and opportunities. Furthermore, the Township can continue to preserve and protect well-established residential development patterns by directing development patterns and land uses towards focus areas, where appropriate.

Nearly 22% of the overall available land for development within the Township is vacant, identified as either vacant agricultural or vacant residential. Assuming a modest density of 2.18 units/acre, the existing residential vacant land alone could yield as many as 4,311 additional residential units. Furthermore, the Township recognizes that the median age is increasing as well, and understands

and has sought to plan for and incorporate housing opportunities that enhance mobility, and provide access to multiple means of transportation in an efficient manner for aging persons.

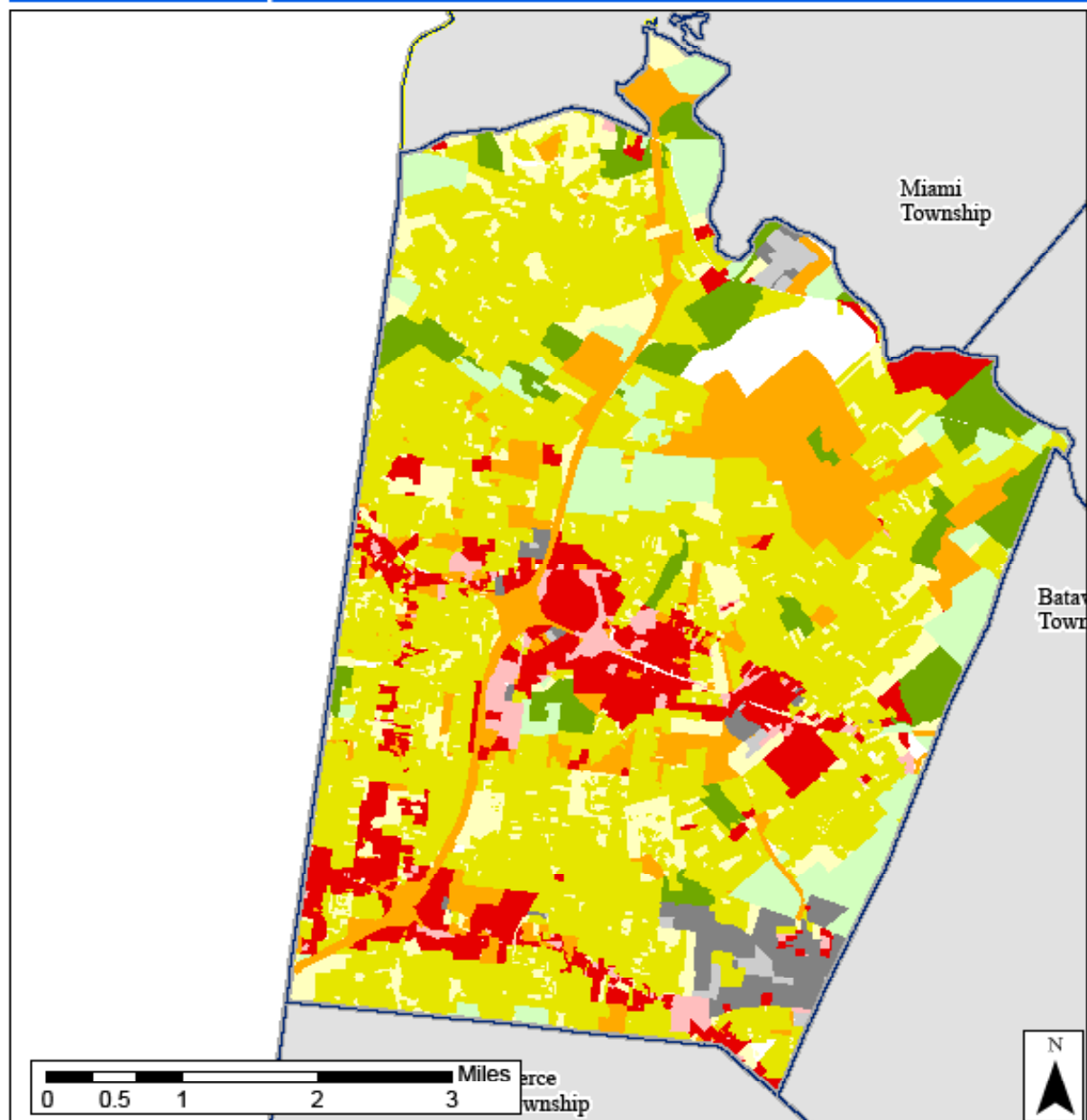
The Township has also aggressively supported economic development measures in the past, and continues to plan for similar ventures in the future. Through the Union Township Community Improvement Corporation, the Township has been able to foster public-private partnerships and has promoted investment in job growth and revitalization, breathing life into much needed properties in major corridors.

Additionally, the Horizon 2030 land use plan and Focus Area recommendations also include recommendations for incorporating mixed use development strategies, aimed at maximizing efficiency of land use and promoting walkability and higher intensity and density of development.



## Union Township

## Existing Land Use



### LEGEND

#### Property by Ohio Land Use Classes

#### Land Use Types

- Vacant Agricultural/Rural
- Agricultural

Vacant Industrial

Industrial

Vacant Commercial

Commercial

Vacant Residential

Residential

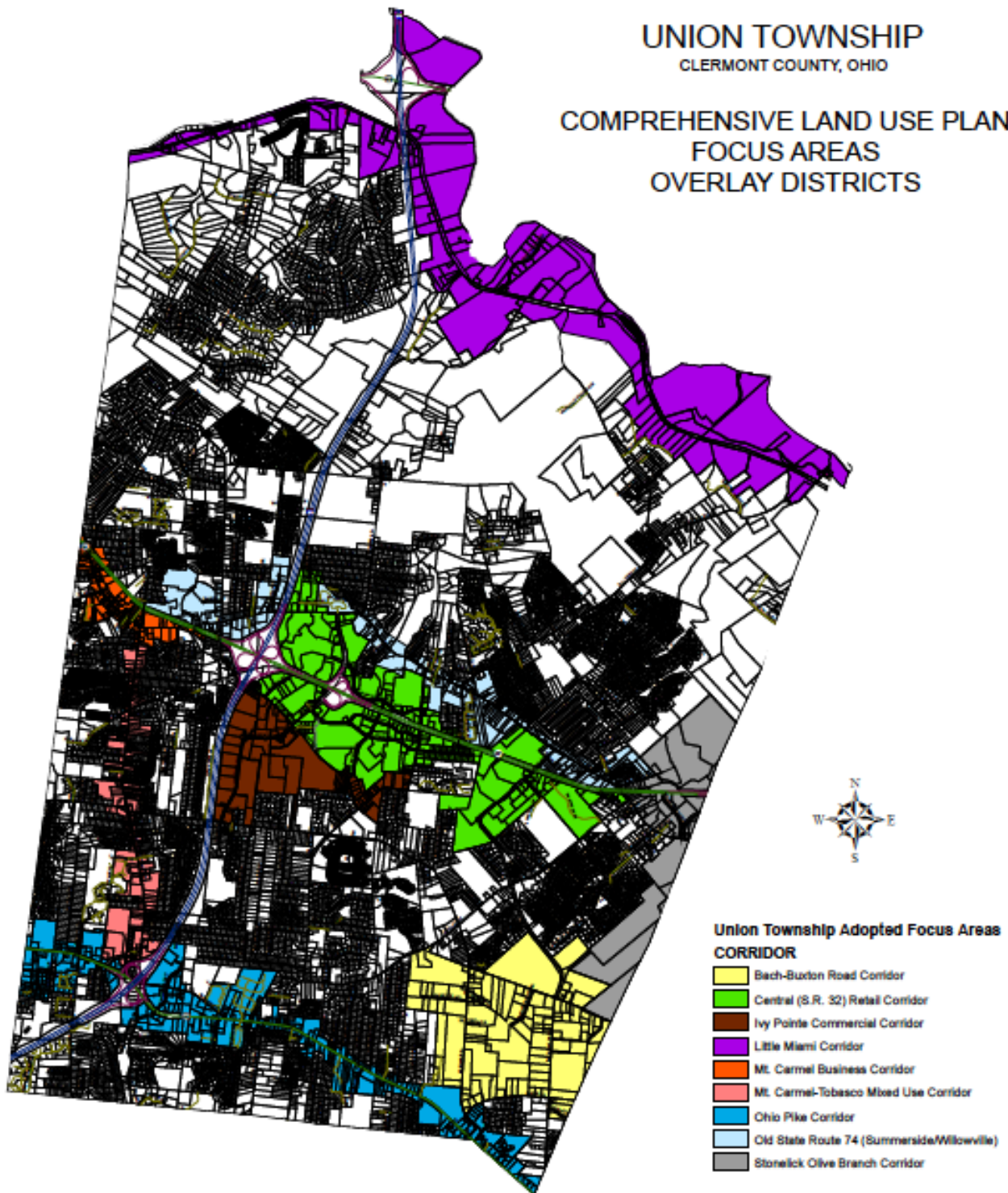
Exempt

Prepared By Clermont County Planning  
October 2013



UNION TOWNSHIP  
CLERMONT COUNTY, OHIO

COMPREHENSIVE LAND USE PLAN  
FOCUS AREAS  
OVERLAY DISTRICTS

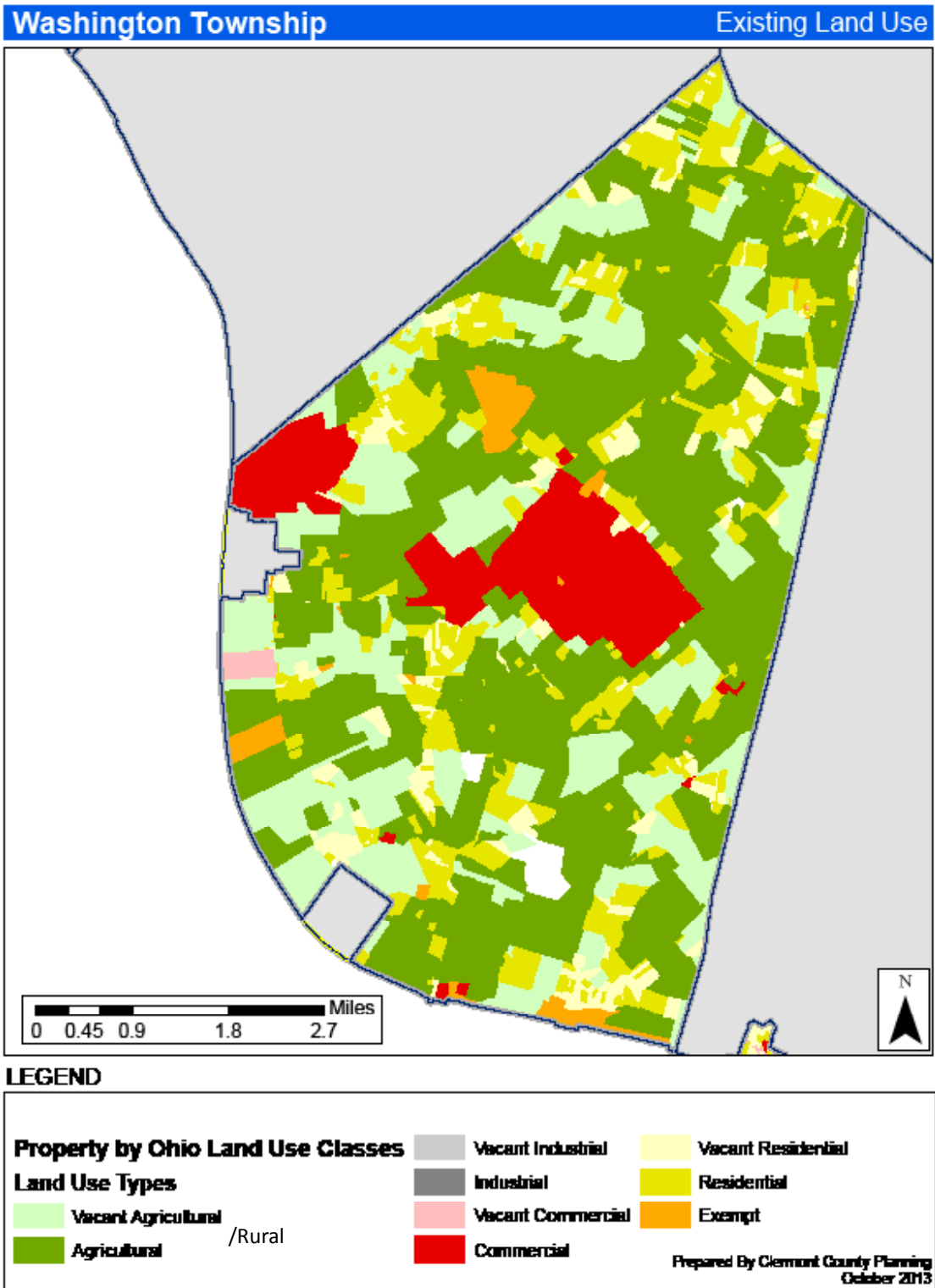


Union Township Planning and Zoning Department  
4050 Kicholtz Road  
Cincinnati, OH 45245  
913.753-2000

Horizon 2030: A Blueprint for the Future  
Union Township Comprehensive Land Use Plan  
Adopted November 14, 2013

# Washington Township | Land Use|

Washington Township currently has no governing zoning code or land use plan. Land use information was provided by Clermont County Auditor’s land use code records.





# Wayne Township | Existing & Future Land Use |

## Existing Land Use

While the majority of the township is used for agricultural purposes or remains undeveloped, substantial amounts of land are also used for residential purposes, parks, recreation, and open space. The remaining land uses constitute only a small proportion of the total area in Wayne Township.

The unincorporated area of Wayne Township, over which this Resolution has jurisdiction, is hereby divided into districts or zones.

The agricultural land use is the most widespread in Wayne Township, this category contributes significantly to the area's rural identity. Most of the properties in this land use are smaller farm properties between ten and fifty acres located in the northwest section of the township, though, other examples of these smaller farms exist elsewhere in the township, as well. Larger farms (50 to 200 acres) still dominate the landscape in the remainder of the township.

## Future Land Use

The Future Land Use Plan is the final product of the public participation and comprehensive planning process. It incorporates the plan's goals and objectives, stated above, into a flexible land use guide to promote informed decision making for future development. Several different plan scenarios were presented to the Planning Advisory Committee and the public to provide a choice of development styles when pursuing the goals and objectives.

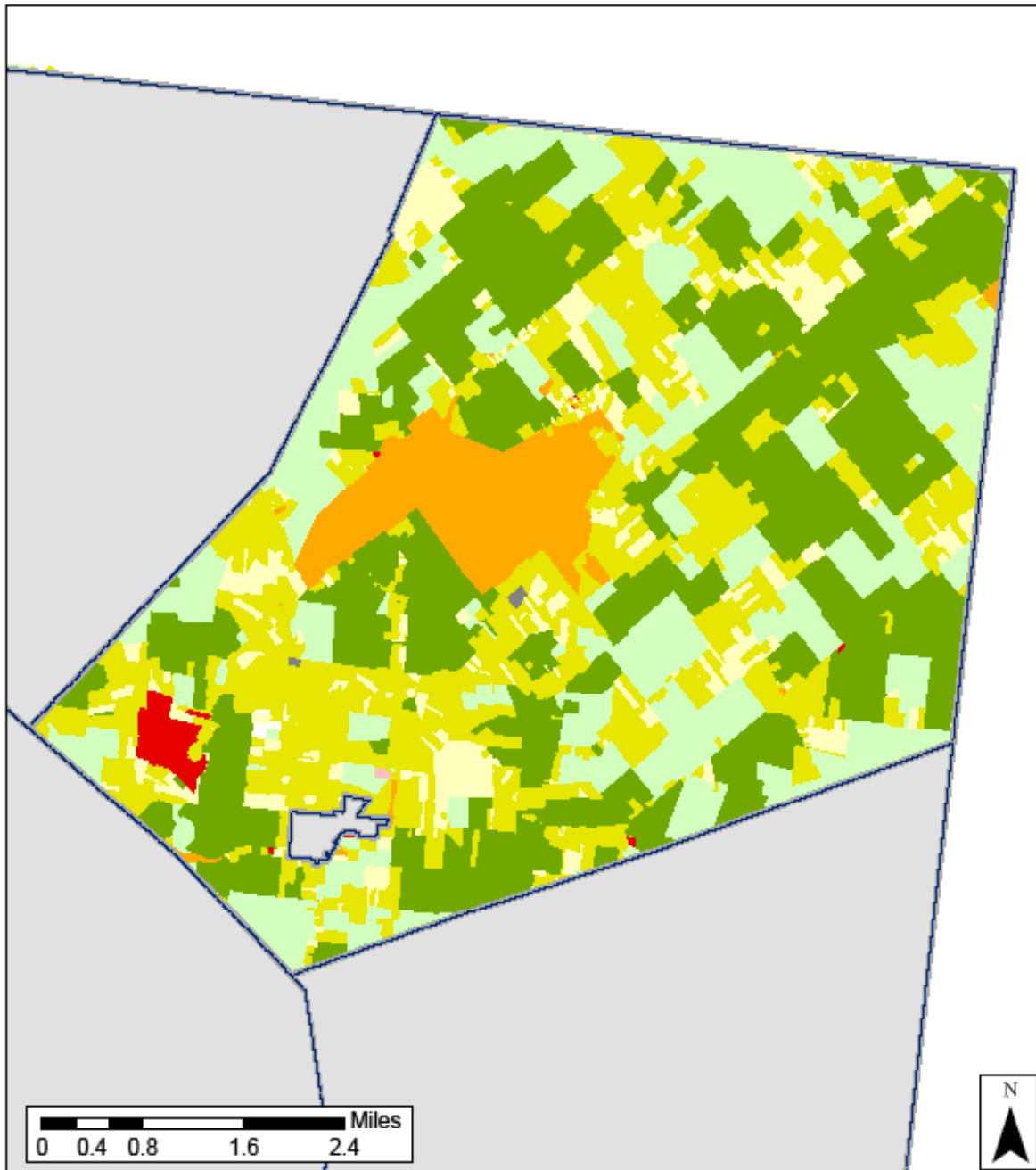
The purpose of Wayne Township Growth

Management Plan is to promote the health, safety, and general welfare of the community; to conserve and protect property and property values; to promote and implement the most appropriate use of land; to facilitate adequate but economical provisions of public improvements, all in accordance with the provisions of the Ohio Revised Code Sections 519.01-519.99; and to permit the implementation of the Wayne Township Zoning Resolution.

The future land uses proposed by the Growth Management Plan are a culmination of the public participation process and technical evaluation of existing land uses, infrastructure, and natural resources in Wayne Township.

The Future Land Use Map provides a flexible guide to facilitate informed decision making on land uses for current and future population needs.





## LEGEND

Property by Ohio Land Use Classes		Land Use Types	
	Vacant Industrial		Vacant Agricultural/Rural
	Industrial		Agricultural
	Vacant Commercial		Vacant Residential
	Commercial		Residential
			Exempt

Prepared By: Clermont County Planning



# Williamsburg Township | Existing & Future Land Use |

Williamsburg Township's Land Use Plan breaks down their future land uses into five desired categories:

1. Agricultural
2. Park
3. Residential
4. Industrial
5. Business

The plan also explores different categories that are important to the township to meet the following long term goals:

## HOUSING GOALS

1. To permit residential development on a clustered as well as scattered basis.
2. To promote the development of condominiums, senior housing, and assisted living units.
3. To discourage the construction of apartments and minimize the expansion of mobile homes.
4. To support the availability of affordable, single family detached housing.

## RURAL CHARACTER GOALS

1. To insure the compatibility of large scale farming and new residential development.
2. To establish a Rural Agricultural (Countryside) Zoning District that encourages farming as the primary land use and minimizes residential encroachment.
3. To discourage land uses such as sanitary landfills, quarrying and mining.

## AGRICULTURAL AND FARMING GOALS

1. To maximize the preservation of productive farmland, especially that which is located on prime farm soils.
2. To recognize that farmland protection is important because farming helps to: (a) stabilize the local economy, (b) preserve both a valued livelihood and a

way of life, (c) provide visible open space, (d) maintain rural character, (e) control storm water runoff, (f) protect ground water recharge areas, (g) conserve prime soils, and (h) enhance air quality.

## TAX BASE GOALS

1. To emphasize the growth of jobs, especially those in the manufacturing and office sectors.
2. To work collaborative with others in actively pursuing the construction of a lodge facility at East Fork Lake State Park.

## RECREATION AND OPEN SPACE GOALS

1. To require the reservation of 1 acre of active neighborhood park land for every 25 dwelling units in subdivisions having lot sizes of 20,000 or fewer square feet, or payment of a park development fee equivalent to the value of 1 acre of improved land within the subdivision.

## GENERAL DEVELOPMENT GOALS:

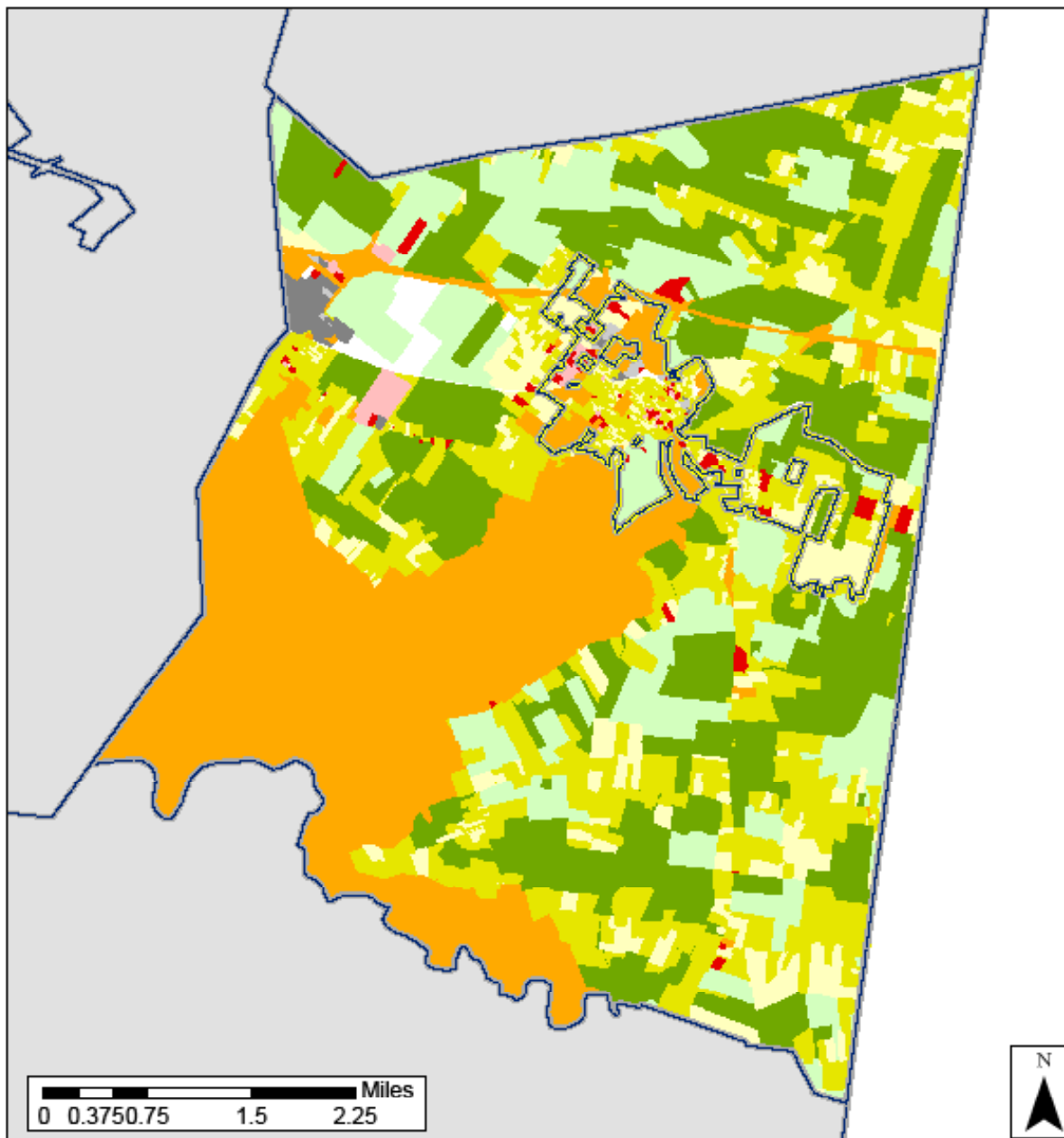
1. To establish a design review mechanism to help insure more attractive and functional developments which require low levels of maintenance.
2. To control signing along major corridors while simultaneously excluding or severely restricting the placement of billboards.
3. To consider providing incentives for residential infill development.

## OTHER GOALS:

1. To revise the Zoning Resolution and Zoning Map in order to be consistent with the Land Use Plan and Preferred Land Use Map.
2. To develop a scoring system which can be used to not only determine if a proposed development is consistent with zoning requirements, but, is consistent with adopted land use goals, policies, objectives, and strategies.

# Williamsburg Township

## Existing Land Use



### LEGEND

#### Property by Ohio Land Use Classes

#### Land Use Types

Vacant Agricultural /Rural  
Agricultural

Vacant Industrial

Industrial

Vacant Commercial

Commercial

Vacant Residential

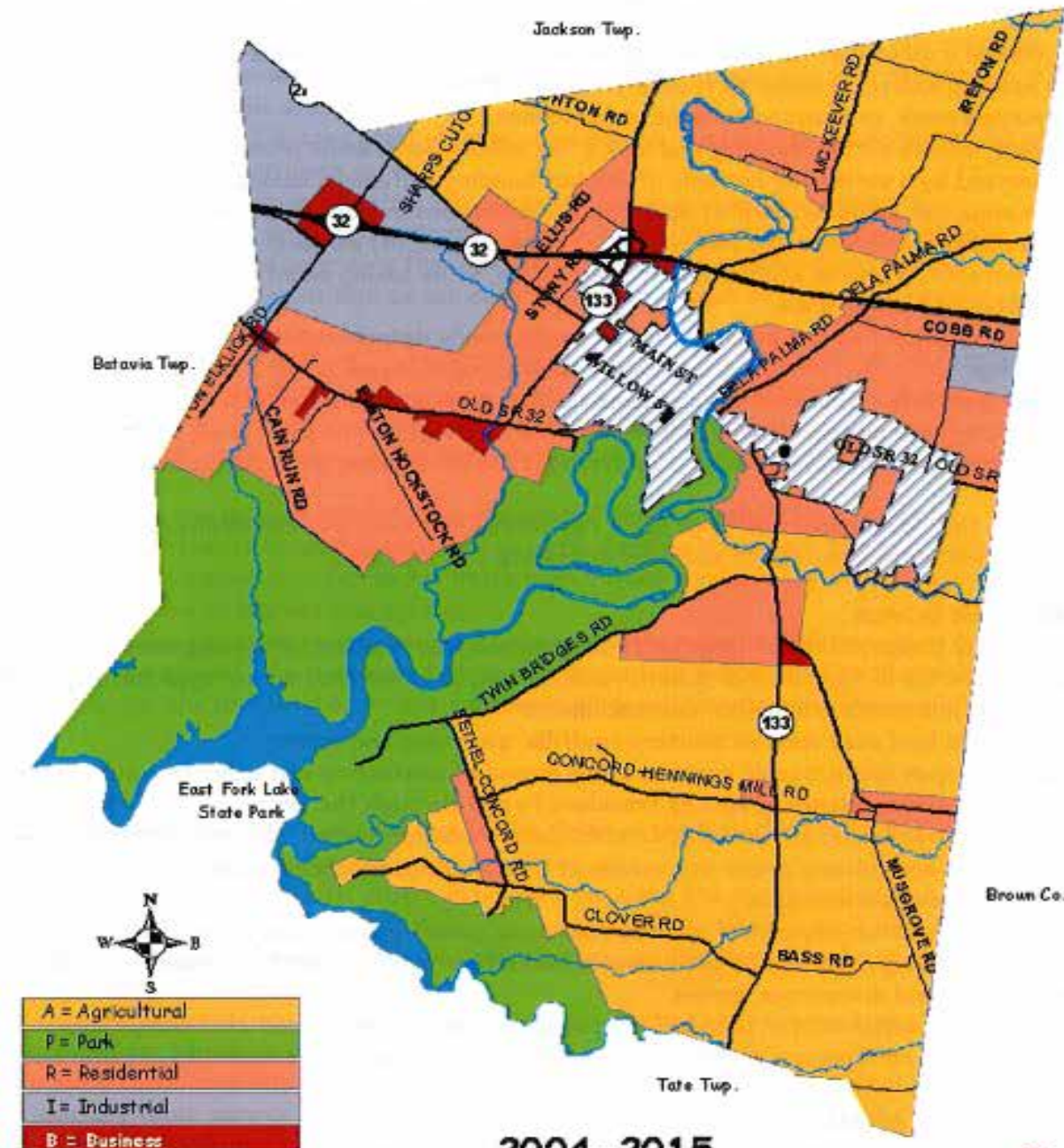
Residential

Exempt

Prepared By Clermont County Planning  
October 2013



# Williamsburg Township Land Use Plan



## 2004-2015 "PREFERRED" LAND USE MAP

*ES&S*  
Planning & Development Solutions  
  
German County Department of  
Community Planning and Development

## Future Clermont County Land Use Goals

1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.
2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.
3. Encourage the design of new development, whether public or private, to be respectful of identified historic or natural resources. Incorporate the preservation and restoration of existing features to the maximum extent feasible.
4. Encourage new development to be designed to provide interconnectivity with existing and future developments through the use of stub streets.
5. Ensure subdivision and site layouts of new developments are planned in consideration of the future use (as recommended by this Plan) of currently undeveloped land in the general vicinity to create interconnected neighborhoods.
6. Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.
7. Discourage strip development along existing or new thoroughfares. This practice creates an undesirable development pattern and causes traffic and access issues, as well as preventing access from major corridors to large tracts of land that may be developed at a later time.
8. Continue to incorporate environmental quality protection measures into the development review process, particularly related to runoff, stream protection, air quality and noise.
9. Encourage developments to be designed to minimize adverse environmental and fiscal impacts.
10. Encourage developments to be designed to minimize disruption to life and property resulting from erosion and flooding.
11. Encourage the preservation of private open space by supporting the use of conservation and open space easements to preserve land use in each Land Use Group/Classification, provided such easements do not adversely impact planned infrastructure or the pattern of development in the area.
12. Encourage the use of conservation development principles or other strategies that minimize the total amount of impervious area in new development to reduce the volume of stormwater runoff and prevent downstream drainage and flooding problems.
13. Encourage new developments to provide vegetated stream buffers to preserve the flood way, which will provide storage during high flows and help prevent flooding and streambank erosion problems downstream.